

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Autumn Valley Townhomes Plat 1 – Preliminary Plat, Final Plat, & Site Plan

**PREPARED BY:** Andy Kass, AICP, Senior Planner

**REPORT DATE:** November 6, 2020

**MEETING DATE:** November 10, 2020

### GENERAL INFORMATION

**Applicant:** DR Horton

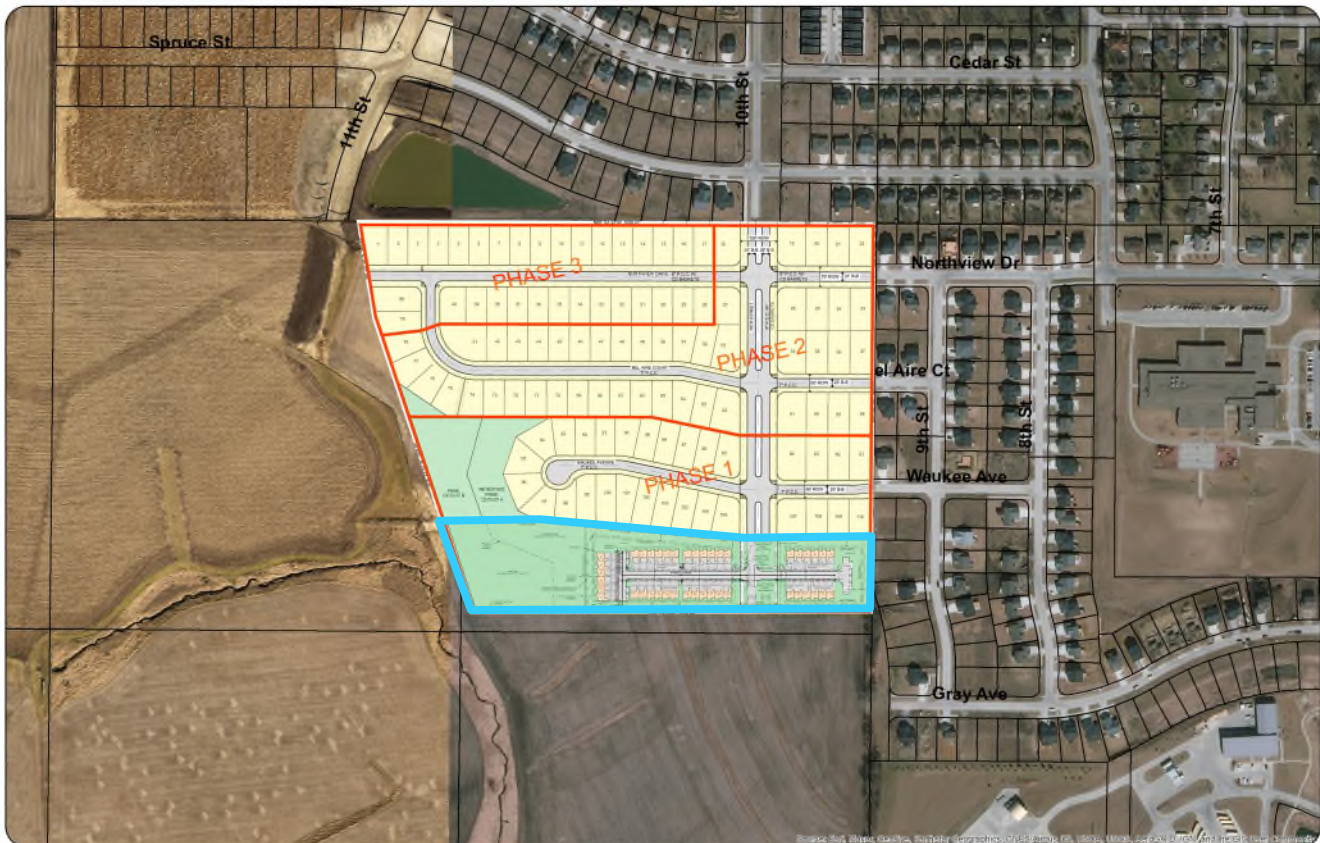
**Owner:** Phillips-Hamilton, Inc.

**Owner's Representative:** Branden Stubbs – Stubbs Engineering

**Request:** The applicant is requesting approval of a preliminary plat, final plat, and site plan for a townhome residential subdivision.

**Location and Size:** Property is generally located south SE University Avenue and west of SE L.A. Grant Parkway containing approximately 7.85-acres more or less.

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling & Townhome District)
North	Spring Crest Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
South	Vacant – Undeveloped	Community Commercial & High Density Residential	A-1 (Agricultural District)
East	Clayton Estates Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential	A-1 (Agricultural District)

## HISTORY

The subject property is located within the proposed Autumn Valley development. The property was rezoned in summer of 2020 for a single family and townhome residential subdivision. The applicant has submitted a preliminary plat, final plat, and site plan for the townhome portion of the development. One change from the concept plan reviewed during the rezoning is the reduction of one (1) building on the east side of 10<sup>th</sup> Street. During the rezoning process, the developer agreed to remove a building east of 10<sup>th</sup> Street.

## PROJECT DESCRIPTION

The project involves the construction of seven (7) townhome/rowhome buildings for a total of 42 townhome units. Each building will have six (6) units per building. The units within the buildings will be 1,630 square feet in area. All units will be two stories and will have a two stall attached garage.

Each unit will be located on its own platted lot. The applicant intends to sell the units as owner occupied units. Each lot is 1,352 square feet in area.

**Table 1: Bulk regulations**

Category	R-4 (minimum)
<b>Lot Area</b>	3500 square feet per unit
<b>Lot Width</b>	20 feet
<b>Front Yard Setback</b>	20 feet w/out a sidewalk, 25 feet w/ a sidewalk, 30 feet along perimeter
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet

## ACCESS AND PARKING

Access to each side of the development will be provided from an extension of 10<sup>th</sup> Street that will be constructed as part of the public improvements. The internal streets will be privately owned and maintained by the homeowners association. A total of 93 parking spaces are required and the applicant is provided 95 parking spaces.

A sidewalk will be provided on the north side of the private street. A five-foot public sidewalk will be constructed along the east side of 10<sup>th</sup> Street and a 10-foot trail will be constructed along the west side of 10<sup>th</sup> Street.

## **UTILITIES**

Sanitary sewer will be extended from the south to service the individual lots. Water main will be extended from the north. Storm water detention will be accommodated in the regional basin in Outlot A. Utilities internal to the development will be privately owned and maintained by the home owners association.

## **LANDSCAPING & OPEN SPACE**

As part of the landscaping requirements, two (2) trees per unit are required and a 25-foot landscape buffer will be required along the north, east, south, and west property lines. The applicant has provided the required amount of plantings.

## **PARKLAND DEDICATION**

Parkland dedication will be satisfied with the dedication of the 2.92-acre are identified for parkland on the west side of the plat.

## **ELEVATIONS**

Elevations of the proposed buildings have been provided for review along with a color scheme plan. The proposed materials of the units include vinyl siding and trim and cultured stone. The applicant has provided multiple color schemes for the varying building types. In addition, each building provides differing gables, horizontal and vertical siding, and various garage doors.

## **LIGHTING PLAN**

The applicant intends to utilize building mounted street lighting for the private streets. The lights will be controlled by a photocell and will turn on automatically. The individual tenants will not be able to turn the lights off. Maintenance of the lights will be conducted by the homeowners association.

## **STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat, and site plan subject to remaining staff comments and review of the legal documents.